

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 11, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on March 11, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent:

John P. Valengavich, Secretary

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

Mr. Halpert moved and Mr. Josephy seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES: March 7, 2019.

Staff noted that at the March 7, 2019 meeting PRB File #19-040-A was incorrectly posted as Unfinished Business and should have been considered under New Business. Mr. Josephy moved and Mr. Halpert seconded a motion to acknowledge the correction and that this correction be accepted to read the PRB File #19-040-A under New Business and not Unfinished Business in the meeting minutes of March 7, 2019. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai provided the Board with a summary of a meeting with DAS Director of Procurement, Carol Wilson.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

| | |
|-----------------------------------|---|
| PRB # | 19-041 |
| Transaction/Contract Type: | RE –Voucher |
| Origin/Client: | DOT/DOT |
| DOT Project #: | 302-014-001A |
| Grantor: | Merritt Station Norwalk, LLC |
| Property: | Norwalk, Glover Ave (87) |
| Project Purpose: | Merritt 7 Railroad Station Improvements |
| Item Purpose: | Acquisition of Easement for Parking Purposes (34,242 sf), Easement for Slope (1,376 sf), Right to Remove & Reconstruct Retaining Wall & Construct Driveway Acquired |

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

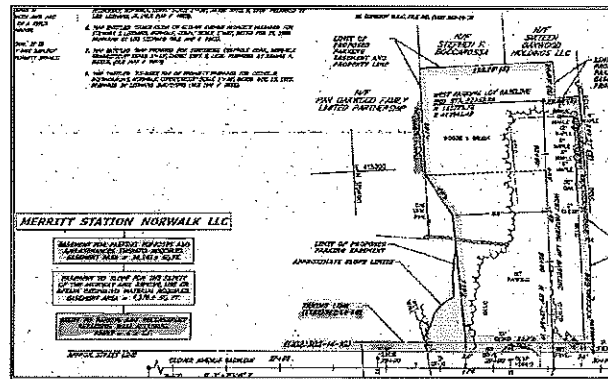
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 2.28 acres (99,360 sq.ft.). The site is improved with a one-story steel frame construction warehouse building containing approximately 32,410 rentable square feet, constructed in 1968.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- An easement for parking purposes and appurtenances thereto acquired – 34,242 ± sf
- An easement to slope for the safety of the highway and remove, use or retain excavated material acquired – 1,376± sf
- Right to remove and reconstruct retaining wall acquired – 6± lf.



Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$52.50/sf of land area.

The table shows the appraiser's summary of damages:

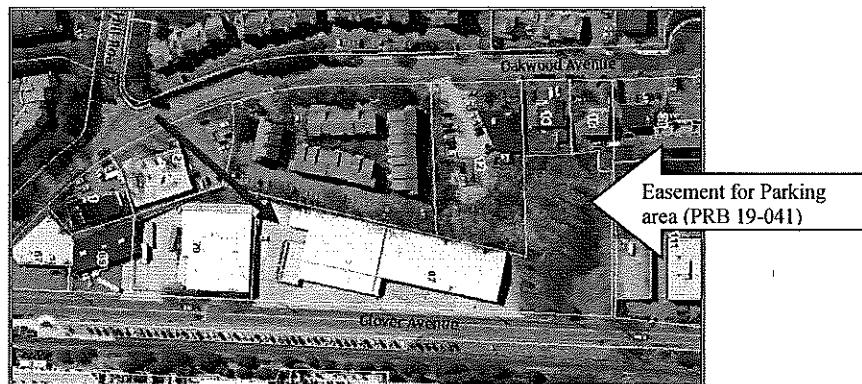
Minutes of March 11, 2019 SPRB Meeting

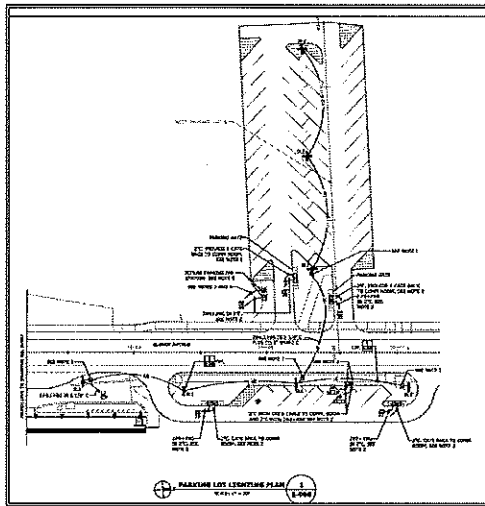
| Item | Estimated Value (Rounded) |
|---|---------------------------|
| Before: 99,360 sf in Fee @ \$52.50/sf = | \$5,216,500 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before | \$5,216,500 |
| After: 63,742 sf in Fee @ \$52.50/sf = | \$3,346,455 |
| Easement for parking: 34,242 sf @ \$52.50/sf x 1% = | \$17,977 |
| Easement for slope: 1,376 sf @ \$52.50/sf x 75% = | \$54,180 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site – After (rounded) | \$3,418,500 |
| Damages (Value of Acquisition) | \$1,798,000 |
| Rounded | \$1,800,000 |

DOT was requested to clarify the following questions:

1. What is the existing inventory of parking on Grove Street? How many parking spaces are available for commuters currently and where?
2. Is all parking on Grove Street within the DOT rail ROW?
3. With the proposed new station, how much parking will remain on Grove Street, or within the DOT rail ROW?
4. Under DOT Project 302-014-01A, DOT seeks to place an ‘easement for parking purposes’ over 34,242 square feet of land, at a cost of \$1,800,000. Plans identify a design for a 50-car parking lot to be developed in the easement area. Is this correct?
 - a) Who will be responsible for the operation of this parking lot?
 - b) Is it a revenue generating lot? If yes, who determines the fee structure? And, who will be the recipient of the revenue? If there is a fee to park, is it necessary to acquire this parking lot? Can private enterprise take care of the parking?
 - c) What parking alternatives are available to the Project?
 - d) Is it possible to expand the DOT commuter lot at the intersection of Routes 15 & 123 and provide shuttle service to the Station?
5. DOT Consultant CHA Companies states “and private property acquisition to accommodate 195 new parking spaces for the station.”
 - a) Please provide a map identifying locations of parking
 - b) Will all parking spaces be revenue generating (see 4b above)?
 - c) Please clarify how the DOT Consultant arrived at this figure.

RECOMMENDATION: Board **suspension** is recommended pending a site visit and response from DOT to the aforementioned issues.





DOT Parking Plan

PRB # 19-042
Transaction/Contract Type: RE –Voucher
Origin/Client: DOT/DOT
DOT Project #: 302-014-001B
Grantor: Merritt Station Norwalk, LLC
Property: Norwalk, Glover Ave (117)
Project Purpose: Merritt 7 Railroad Station Improvements
Item Purpose: Partial Take (69± sf), Right to Construct Driveway Acquired (132± sf)

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

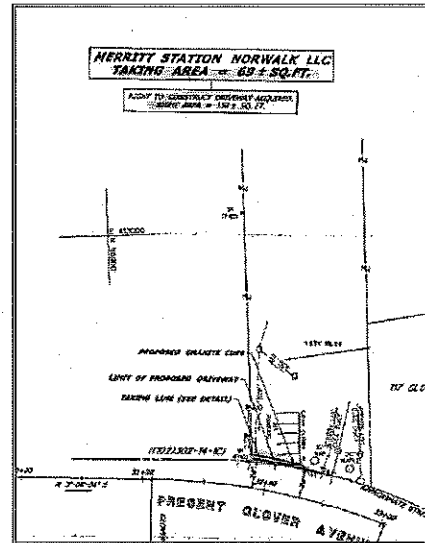
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 1.52 acres (66,018 sq.ft.). The site is improved with a one-story masonry construction office building containing approximately 17,980 rentable square feet, constructed in 1966.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee – 69 ± sf
- Right to construct driveway acquired – 132± sf.

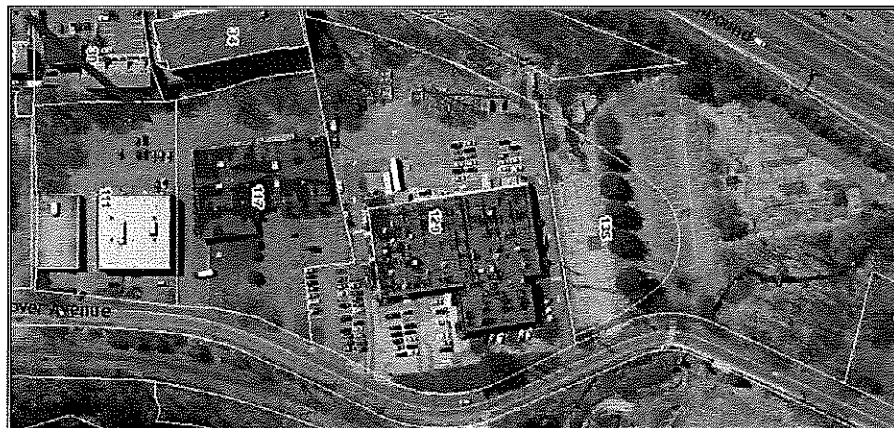


Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$52.50/sf of land area.

The table shows the appraiser’s summary of damages:

| Item | Estimated Value (Rounded) |
|---|---------------------------|
| Before: 66,018 sf in Fee @ \$52.50/sf = | \$3,465,495 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before (Rounded) | \$3,466,000 |
| | |
| After: 65,949 sf in Fee @ \$52.50/sf = | \$3,462,323 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site – After (rounded) | \$3,462,000 |
| Damages (Value of Acquisition) | \$4,000 |

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB # 19-043
Transaction/Contract Type: RE –Voucher
Origin/Client: DOT/DOT
DOT Project #: 302-014-001C
Grantor: Merritt Station Norwalk, LLC
Property: Norwalk, Glover Ave (111)
Project Purpose: Merritt 7 Railroad Station Improvements
Item Purpose: Partial Take (1,434 sq.ft.), Easement for Slope (126 sf), Right to Construct Driveway Remove Drainage Structures, Construct Driveway and Reconstruct Walk Acquired (798 sf)

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

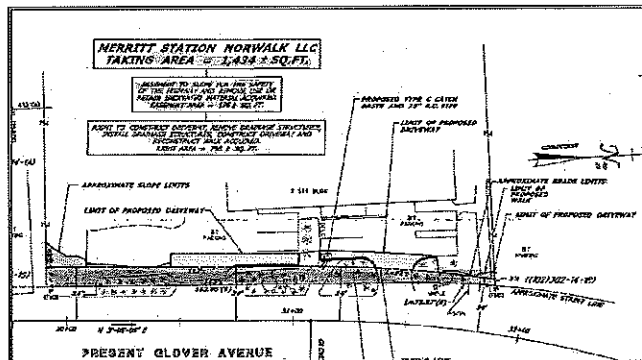
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 1.21 acres (52,620 sq.ft.). The site is improved with a two-story masonry construction office building containing approximately 20,402 rentable square feet, constructed in 1977.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 9' wide by 165 feet long – 1,434 ± sf
- An easement to slope for the safety of the highway and remove, use or retain excavated material acquired – 126± sf
- Right to construct driveway, remove/install drainage structures, construct driveway and reconstruct walk acquired – 798± sf.

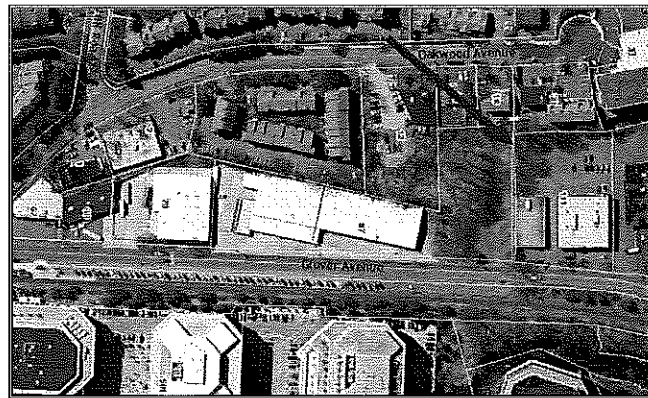


Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$52.50/sf of land area.

The table shows the appraiser's summary of damages:

| Item | Estimated Value (Rounded) |
|--|---------------------------|
| Before: 52,620 sf in Fee @ \$52.50/sf = | \$2,762,550 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before | \$2,762,500 |
| After: 51,060 sf in Fee @ \$52.50/sf = | \$2,680,650 |
| Easement for slope: 126 sf @ \$52.50/sf x 75%= | \$4,961 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site -- After (rounded) | \$2,685,500 |
| Damages (Value of Acquisition) | \$77,000 |
| Rounded | \$77,000 |

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB # 19-044
Transaction/Contract Type: RE -Voucher
Origin/Client: DOT/DOT
DOT Project #: 302-014-001D
Grantor: Merritt Station Norwalk, LLC
Property: Norwalk, Glover Ave (79)
Project Purpose: Merritt 7 Railroad Station Improvements
Item Purpose: Partial Take (1,496 sq.ft.), Right to Remove/Install Drainage Structures, Grade & Construct Driveway Acquired (573 sf), Right to Relocate Fence & Gate Acquired (99 lf)

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

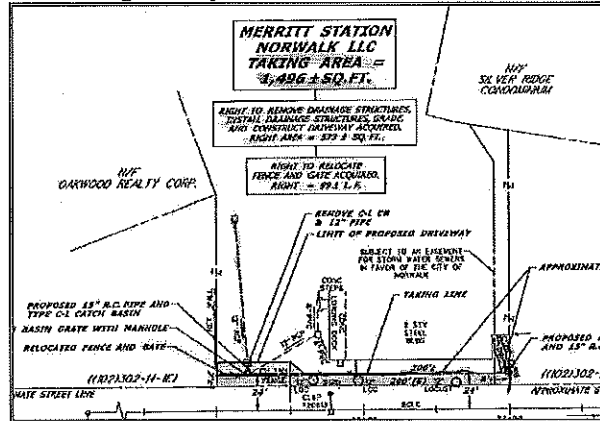
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 0.75 acre (32,452 sq.ft.). The site is improved with a one-story steel construction warehouse building containing approximately 13,178 rentable square feet, constructed in 1969.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 7-8' wide by 200 feet long – 1,496 ± sf
- Right to remove/install drainage structures, grade and construct driveway acquired – 573± sf.
- Right to relocate fence and gate acquired - 99± lf.

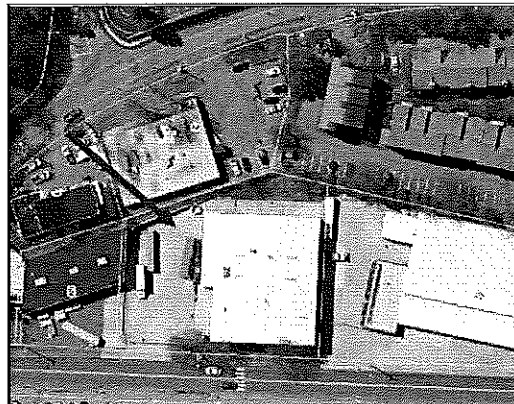


Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$52.50/sf of land area.

The table shows the appraiser’s summary of damages:

| Item | Estimated Value (Rounded) |
|---|---------------------------|
| Before: 32,452 sf in Fee @ \$52.50/sf = | \$1,703,730 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before | \$1,703,500 |
| After: 30,956 sf in Fee @ \$52.50/sf = | \$1,625,190 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site – After (rounded) | \$1,625,000 |
| Damages (Value of Acquisition) | \$78,500 |

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB # 19-045
Transaction/Contract Type: RE - Voucher
Origin/Client: DOT/DOT
DOT Project #: 302-014-001E
Grantor: Merritt Station Norwalk, LLC
Property: Norwalk, Glover Ave (69)
Project Purpose: Merritt 7 Railroad Station Improvements
Item Purpose: Partial Take (719 sq.ft.), Right to Construct Driveway & Reconstruct Island Acquired (168 sf), Right to Relocate Fence & Gate Acquired (108 lf)

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

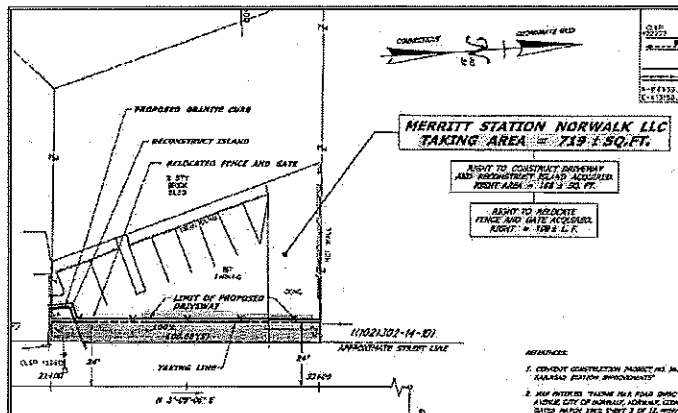
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 0.257 acre (11,195 sq.ft.). The site is improved with a one-story steel construction warehouse building containing approximately 5,649 rentable square feet, constructed in 1972.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

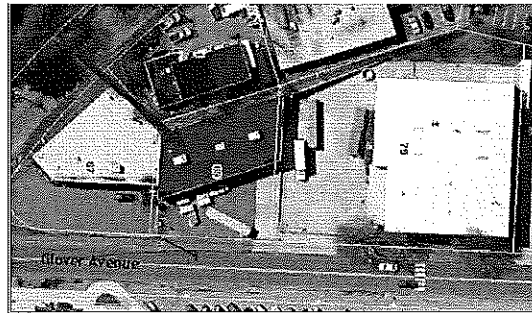
- A partial take in fee approximately 7' wide by 100 feet long – 719 ± sf
- Right to construct driveway and reconstruct island acquired – 168± sf.
- Right to relocate fence and gate acquired - 108± lf.



Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$55.00/sf of land area.

| Item | Estimated Value (Rounded) |
|---|---------------------------|
| Before: 11,195 sf in Fee @ \$55.00/sf = | \$615,725 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before | \$615,500 |
| | |
| After: 10,476 sf in Fee @ \$55.00/sf = | \$576,180 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site – After (rounded) | \$576,000 |
| | |
| Damages (Value of Acquisition) | \$39,500 |

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB # 19-046
Transaction/Contract Type: RE –Voucher
Origin/Client: DOT/DOT
DOT Project #: 302-014-001F
Grantor: Merritt Station Norwalk, LLC
Property: Norwalk, Glover Ave (67)
Project Purpose: Merritt 7 Railroad Station Improvements
Item Purpose: Partial Take (809 sq.ft.), Right to Construct Driveway & Reconstruct Island Acquired (583 sf), Right to Relocate Fence & Gate Acquired (140 lf)

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

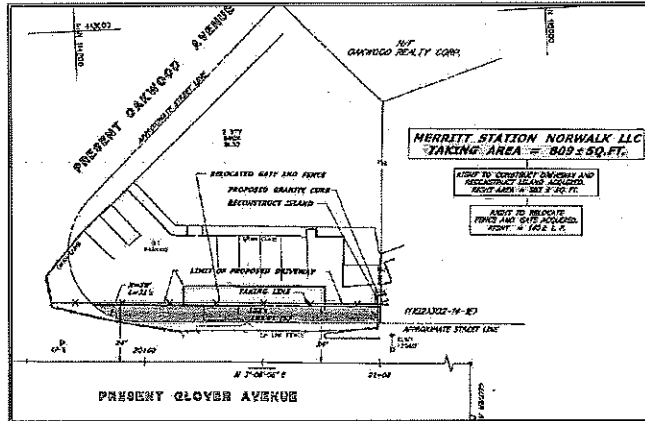
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 0.291 acre (12,676 sq.ft.). The site is improved with a one-story masonry construction office building containing approximately 5,487 rentable square feet, constructed in 1973.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 7' wide by 122 feet long – 809 ± sf
- Right to construct driveway and reconstruct island acquired – 583± sf.
- Right to relocate fence and gate acquired - 140± lf.

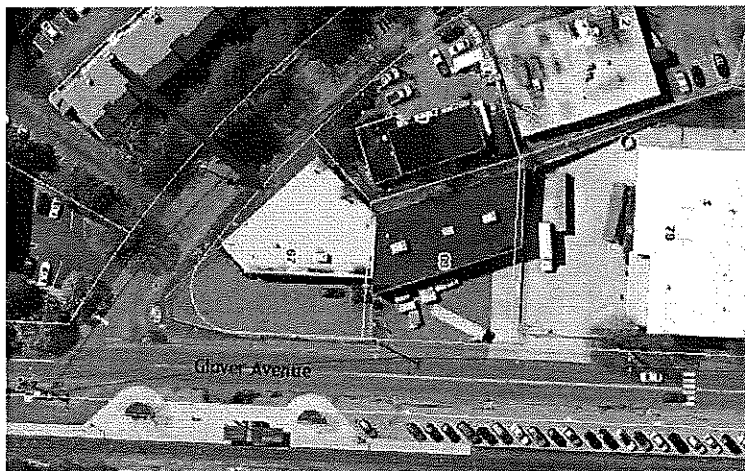


Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$55.00/sf of land area.

The table shows the appraiser’s summary of damages:

| Item | Estimated Value (Rounded) |
|---|---------------------------|
| Before: 12,676 sf in Fee @ \$55.00/sf = | \$697,180 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before | \$697,000 |
| After: 11,867 sf in Fee @ \$55.00/sf = | \$652,685 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site – After (rounded) | \$652,500 |
| Damages (Value of Acquisition) | \$44,500 |

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



PRB # 19-047
Transaction/Contract Type: RE –Voucher
Origin/Client: DOT/DOT
DOT Project #: 302-014-001G
Grantor: Merritt Station Norwalk, LLC
Property: Norwalk, Glover Ave (87)
Project Purpose: Merritt 7 Railroad Station Improvements
Item Purpose: Partial Take (4,880 sq.ft.), Right to Remove/Install Drainage Structure, Remove & Reconstruct Retaining Wall & Construct Driveway Acquired

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

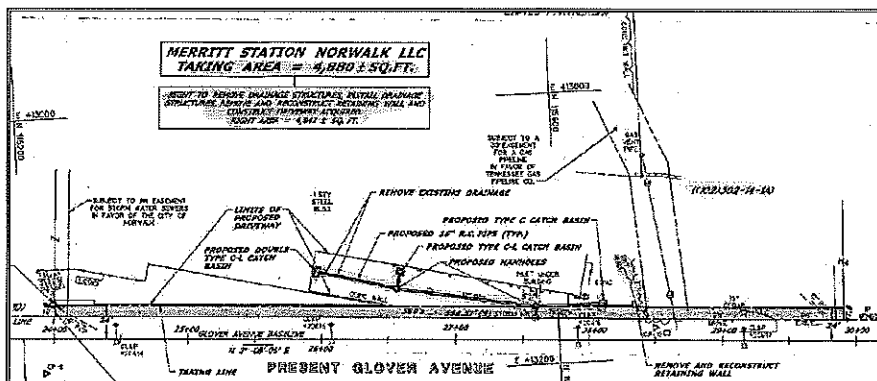
SITE & TAKING DESCRIPTION: The subject consists of a commercially-zoned parcel of land containing a total of 2.28 acres (99,360 sq.ft.). The site is improved with a one-story steel frame construction warehouse building containing approximately 32,410 rentable square feet, constructed in 1968.

The building improvements are not impacted by the easements. Site improvements are not impacted by the easements.

The Appraiser opined the highest and best use of the property is for demolition of the existing improvements for redevelopment of the site.

DOT requires acquiring the following:

- A partial take in fee approximately 8-9' wide by 590 feet long – 4,880 ± sf.
- Right to remove/install drainage structure, right to remove and reconstruct retaining wall & construct driveway acquired – 4,843± sf.



Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 09/19/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$52.50/sf of land area.

The table shows the appraiser’s summary of damages:

| Item | Estimated Value (Rounded) |
|--|---------------------------|
| Before: 63,742 sf in Fee @ \$52.50/sf = | \$3,346,455 |
| Easement for parking: 34,242 sf @ \$52.50/sf x 1%= | \$17,977 |
| Easement for slope: 1,376 sf @ \$52.50/sf x 75%= | \$54,180 |
| Site Improvements | n/a |
| Buildings | n/a |
| Fair Market Value Before | \$3,418,500 |

| | |
|--|-------------|
| After: 58,862 sf in Fee @ \$52.50/sf = | \$3,090,255 |
| Easement for parking: 34,242 sf @ \$52.50/sf x 1%= | \$17,977 |
| Easement for slope: 1,376 sf @ \$52.50/sf x 75%= | \$54,180 |
| Site Improvements | n/a |
| Buildings | n/a |
| Total Site – After (rounded) | \$3,162,000 |
| Damages (Value of Acquisition) | \$256,500 |

RECOMMENDATION: Board **suspension** is recommended pending a site visit.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILES: The Board took the following votes in Open Session:

PRB FILES #19-041, #19-042, #19-043, #19-044, #19-045, #19-046 and #19-047 – Mr. Halpert and Mr. Josephy seconded a motion to suspend PRB FILES #19-041, #19-042, #19-043, #19-044, #19-045, #19-046 and #19-047. The motion passed unanimously.

9. NEXT MEETING – Thursday, March 14, 2019

The meeting adjourned.

APPROVED: *John Valengavich* Date: 3/14/19
 John Valengavich, Secretary

